

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 19, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick,
Linnell, Phillips, Rankin, Sweeney and
Wilson.

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ADOPTION OF MINUTES

- (a) MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the Minutes of the Special Council meeting (Public
Hearing), dated August 31, 1972, be adopted.

- CARRIED.

- (b) MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting (with the
exception of 'In Camera' portion), dated September 6, 1972,
be adopted, after amendment to the resolution on page 3,
respecting Removal of Willow Tree on City Boulevard, by adding
the following words:

'at this time'

after the words 'not be removed.'

- CARRIED.

UNFINISHED BUSINESS

1. Staffing of Archives
(Records Clerk)

MOVED by Alderman Hardwick,
SECONDED by Alderman Broome,

THAT, in respect of staffing of the Archives Division, the
Vault Attendant be transferred to the Archives Division to occupy
the position of Records Clerk, and

FURTHER, THAT the Resolution of Council of September 6, 1972,
in respect of this matter, be varied accordingly.

- CARRIED.

UNFINISHED BUSINESS (continued)

2. Appeal re License Refusal
Kino Art Gallery and Cinema (A. Cramer)

On September 6, 1972, the Council heard the appeal of Mr. A. Cramer, respecting license to operate the Kino Art Gallery and Cinema, at 2152 Main Street, the License Inspector having refused the license on the grounds the building did not comply with the requirements of the Building By-law. At that meeting, after receiving a report from the Building Inspector, the matter was deferred for two weeks pending a report from the Fire Warden and the Fire Marshal to see if there was some way in which the building could be made satisfactory for this operation until December 31, 1972.

The Board of Administration, under date of September 14, 1972, submitted a report from the Fire Chief, advising of provisions required prior to approval by the Chief Fire Warden while acting for the Fire Marshal as his assistant.

The Fire Marshal submitted a letter concluding no license may be issued at this time, in view of the report of his Inspector dated September 14, 1972.

The Acting Chief Fire Warden and Building Inspector answered questions of members of Council, and the appellant again was heard.

MOVED by Alderman Bird,

THAT this license not be granted until plans have been submitted by the appellant, and approved by the Fire Department, Building Inspector and the Provincial Fire Marshal.

- CARRIED.

A recorded vote was requested, and the record, therefore, is as follows:

FOR THE MOTION

His Worship the Mayor
Alderman Sweeney
Alderman Wilson
Alderman Bird
Alderman Calder
Alderman Phillips
Alderman Linnell
Alderman Adams

AGAINST THE MOTION

Alderman Hardwick
Alderman Rankin
Alderman Broome

(The motion was declared CARRIED.)

3. Dogs on Beaches and in Pools

Commissioner G. Wainborn appeared before Council on behalf of the Park Board, in support of request that appropriate funds be provided whereby ten additional Pound Inspectors may be hired, at the appropriate time of year, to meet the problem of dogs roaming freely on beaches and in pools.

(continued)

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UNFINISHED BUSINESS (continued)

Dogs on Beaches and
in Pools (continued)

MOVED by Alderman Rankin,

THAT it be suggested to the Park Board that an application be made to Council in this respect, when the 1973 budget is under consideration.

- CARRIED.

4. Grant: The Metropolitan
Co-operative Theatre Society

The Council received a further application from The Metropolitan Co-operative Theatre Society for a grant equal to the taxes against the property of the Society for the years 1971 and 1972. A brief was filed in support.

MOVED by Alderman Rankin,

THAT a grant be approved to this organization equal to the taxes, including interest, for the year 1971.

- CARRIED BY THE
REQUIRED MAJORITY.

5. Grant: Community
Transportation Service

Further consideration was given to a grant request from the Society of Community Transportation Services, to permit the continuance of the service commenced through an Opportunities for Youth grant, in regard to transportation services for certain persons of limited income.

A representative of the organization again was heard, setting out their financial position and advising that if Council were able to grant the request for \$11,958 to enable the Society to continue the service until the end of this year, no future request for financial assistance would be made to City Council.

After due consideration, it was

MOVED by Alderman Rankin,

THAT a grant for this purpose, in the amount of \$11,958, be approved.

- LOST.

MOVED by Alderman Sweeney,

THAT a grant of \$10,000 be approved.

- CARRIED BY THE
REQUIRED MAJORITY.

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COMMITTEE OF THE WHOLE

Prior to Council making decisions on the foregoing Unfinished Business matters, Nos. 2 to 5, it was

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,

THAT the Council resolve itself into Committee of the Whole,
His Worship the Mayor in the Chair.

- CARRIED.

During consideration of the foregoing matters, the Council observed a recess period, following which an 'In Camera' session was held.

Convention: Union of
B.C. Municipalities

Alderman Adams referred to the recently concluded Convention of the U.B.C.M., held last week in Vancouver, and expressed commendation and sincere thanks to the staff for their excellent services rendered on behalf of Vancouver on this occasion, mentioning in particular Mr. Colin Lowery, Executive Assistant to the Mayor, and Mr. R. Henry, Administrative Assistant to the City Clerk.

The Alderman also paid tribute to the direction given by His Worship the Mayor and Mrs. Campbell.

The Council concurred in these remarks.

COMMUNICATIONS OR PETITIONS

1. Civic Luncheon:
Composite Committee

MOVED by Alderman Wilson,

THAT, pursuant to a communication from the Vancouver City Planning Commission, dated September 11, 1972, a civic luncheon be authorized for the Composite Committee, as referred to in the Commission's letter, the arrangements in connection therewith to be left in the hands of the Entertainment Committee.

- CARRIED.

2. Fill: False Creek/
English Bay Area

The Council received a communication, dated September 5, 1972, from the Vancouver City Planning Commission, with respect to fill in the False Creek/English Bay area.

MOVED by Alderman Wilson,

THAT this communication be directed to the National Harbours Board.

- CARRIED.

COMMUNICATIONS OR PETITIONS
(continued)

3. Delegation Request:
Tender re Indigent Burials

MOVED by Alderman Phillips,

THAT, pursuant to the request received, permission be granted to Glenhaven Memorial Chapel Ltd. to appear before Council in connection with its tender re Indigent Burials.

- CARRIED.

4. Appointment of Deputy Mayor

MOVED by Alderman Adams,

THAT, pursuant to the communication from His Worship the Mayor, under date of September 15, 1972, Alderman Sweeney be appointed Deputy Mayor for the quarter commencing October 1, 1972.

- CARRIED.

5. Development Permit: Sands Hotel,
1755 Davie Street

It was agreed that consideration of the communication from the Vancouver City Planning Commission, dated September 15, 1972, on the subject of the Development Permit Application of the Sands Hotel, regarding extension, which was before Council at its last meeting, be deferred to later this day. In the meantime, a report from the Director of Planning and Civic Development be furnished to members of Council, and the Director be in attendance when the matter is under consideration.

6. CFMM Meetings at
Winnipeg: Attendance

A communication from His Worship the Mayor, under date of September 18, 1972, recommended that Alderman Phillips and himself be authorized to attend meetings in Winnipeg of the CFMM Board of Directors and the Joint Municipal Committee on Intergovernmental Relations, to be held on October 19 and 20, respectively.

MOVED by Alderman Adams,

THAT the recommendation of His Worship the Mayor be approved, and in addition, Alderman Broome be authorized to attend, being a member of the Joint Municipal Committee on Intergovernmental Relations.

- CARRIED.

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BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, September 15, 1972

WORKS AND UTILITY MATTERS

Local Improvements:
Initiative Principle (Clause 4)

MOVED by Ald. Broome,
THAT Clause 4 of the report of the Board of Administration
(Works and Utility matters), be adopted.

- CARRIED BY THE
REQUIRED MAJORITY

Champlain Heights:
Pole Lines on Perimeter Streets (Clause 7)

After considering this clause it was,

MOVED by Ald. Phillips,
THAT underground wiring be approved in respect of the following :

- 1. Kerr Street - 54th Avenue to 2600 ft. south \$67,000
- 2. 54th Avenue - Kerr Street to Tyne Street 50,000
- 3. Tyne Street - 48th Avenue to 54th Avenue 46,000

FURTHER THAT there be no charge assessed the abutting
property owners.

- CARRIED

Balance of Works and Utility Report

MOVED by Ald. Linnell,
THAT Clauses 1, 2, 3, 5, 6 and 8 of the report of the Board
of Administration (Works and Utility matters), be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Champlain Heights:
Concepts for Areas E and F

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Building and
Planning matters), be adopted.

- CARRIED

FIRE AND TRAFFIC MATTERS

MOVED by Ald. Rankin,
THAT the report of the Board of Administration (Fire and
Traffic matters), be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FINANCE MATTERS

Conference Attendance:
Fire Chief A. Konig (Clause 1)

After considering this clause it was,

MOVED by Ald. Bird,

THAT recommendation (b) in this clause be approved; i.e., authority be granted to increase the Fire Department Conference Roster for 1973 from one to two national conference attendances to allow the Fire Chief to accept the President's position in the Canadian Association of Fire Chiefs and attendance up to two additional meetings be authorized.

- CARRIED

Playhouse Theatre Company (Clause 2)

After considering this clause and the request from the Playhouse Theatre Company for financial assistance for unsold tickets for the final performances of HADRIAN VII on April 28 and 29, 1972. due to the civic strike, the Council took no action in connection with the matter.

Grant: Lower Mainland
First Aid Champions (Clause 7)

After considering this clause in respect of request from the coach of the Lower Mainland First Aid Champions for a grant in aid to assist in trip expenses, the Council took no action in connection with the matter.

Downtown East Side Information Centre:
Grant (Clause 8)

MOVED by Ald. Bird,

THAT this clause of the Board of Administration report (Finance matters), be adopted.

- CARRIED BY THE
REQUIRED MAJORITY

Balance of Finance Matters

MOVED by Ald. Broome,

THAT Clauses 3, 4 and 5 of the report of the Board of Administration (Finance matters), be adopted and Clause 6 received for information.

- CARRIED

B. PERSONNEL MATTERS
September 15, 1972

Leave of Absence with Pay:
John B. Winsor

MOVED by Ald. Broome,

THAT the recommendation of the Director of Planning and Civic Development, as contained in this clause, be approved, i.e., leave of absence with pay for Mr. John Winsor from September 25 to 29 to attend the World Fireball Championship at Wilmington, North Carolina.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. PROPERTY MATTERS, September 15, 1972

Acquisition for Park Site #9 (Kitsilano), Clause 5

MOVED by Ald. Adams,

THAT this clause be adopted, subject to the approval of the Park Board to the purchase of the property referred to therein.

- CARRIED

Balance of Property Matters

MOVED by Ald. Broome,

THAT Clauses 1 to 4 inclusive and 6 to 10 inclusive and 12 of the report of the Board of Administration (Property matters), be adopted, and Clause 11 received for information.

- CARRIED

At this point the Council recessed at 12:00 noon and reconvened at 2:00 p.m., with the same personnel present.

D. City Sub-Centre Program

MOVED by Ald. Bird,

THAT the report of the Board of Administration dated September 1, 1972 re City sub-centre program be received and the recommendation of the Board of Administration and Director of Planning and Civic Development, proposing reference to the Standing Committee on Planning and Development for study and discussion, be approved.

- CARRIED

E. Britannia Community Services Centre:
Determination of Boundaries and
Site Acquisition

The Board of Administration, under date of September 15, 1972, submitted the following report:

' The Director of Planning and Civic Development reports as follows:

"There are two procedural steps necessary before site acquisition for the Britannia Centre can proceed in accordance with the urban renewal agreements:

1. Formal approval by Council of the boundaries of the site involved.
2. Amendments to the agreement between C.M.H.C. and the City dated February 25th, 1972, and the agreement between the City and Province dated March 15th, 1972.

i. Approval of site boundaries

In discussion of the Britannia project by the Standing Committee on Planning and Development on March 9th, 1972, the question arose as to whether there was any advantage to the City in excluding from site acquisition the portion required for the ice rink, since it was determined that sufficient funds did not permit construction of the ice rink at this time.

The suggestion to exclude a portion of the site at the north-west corner (S.½ of Block 25, D.L. 264A) has been reviewed with the Director of Finance. It has determined that the City's share (25%) of the net cost of acquiring this parcel would be less than \$20,000. It is considered that this saving is insignificant compared with the added administrative costs, uncertainty to owners and tenants, and inflation of purchase price that would result from delay.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Britannia Community Services Centre
(cont'd)Revised Estimates of Costs and Recoveries

Note: Previous estimates have been checked and revised where necessary.

<u>COSTS</u>	<u>Proposed Amendment to Agreements</u>	<u>Existing Agreements</u>
Acquisition costs inc. contingencies	\$ 1,827,000	\$ 1,996,500
Acquisition costs of streets and lanes @ \$4 per square foot	\$ 666,594	\$ 828,424
Demolition and cleaning	\$ 100,000	\$ 100,000
Removal/stopping up engineering services	\$ 50,000	\$ 50,000
Professional services (appraisals, etc.)	\$ 10,000	\$ 10,000
Staff time (Property and Insurance, Law & Planning Depts.	\$ 73,000	\$ 63,000
Total Cost	\$ 2,726,594	\$3,047,924
<u>RECOVERIES</u>		
Sale of cleared land @\$4/sq. ft.	\$ 1,105,056	\$ 1,211,000
Sale of streets and lanes @\$4/sq. ft.	\$ 666,594	\$ 828,424
Total recoveries	\$ 1,771,650	\$2,039,424
<u>NET COSTS</u>	\$ 954,944	\$1,008,500

Action pending execution of Agreements

It is proposed that all property owners within the revised site boundaries be informed that their properties will be required and that active negotiations be carried on with those owners of property required which is included in the existing agreements. It is proposed that action be limited to protective purchasing in the balance of the site area until the agreements are amended.

IT IS RECOMMENDED THAT:

1. The site boundaries for the Britannia Community Services Centre be those shown in Appendix I to this report.
2. This report be forwarded to C.M.H.C. and to the Province of B.C. as the City's application to amend the agreements dated February 25th, 1972, and March 15th, 1972, in accordance with the revised boundaries and cost estimates.
3. The Supervisor of Property and Insurance be authorized to acquire those properties within the approved site boundaries which are included in the existing agreements as shown in Appendix II of this report; further, that protective purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Britannia Community Services Centre
(cont'd)

It is therefore recommended that Council confirm the site boundaries of the centre as those recommended by the consultants and illustrated on the plan attached as Appendix I to this report.

The boundaries were approved by the School Board on March 27th, 1972.

- ii. Amendments to C.M.H.C./City agreement dated February 25th, 1972 and the Province/City agreement dated March 15th, 1972.

The agreement between the City and C.M.H.C. dated February 25th, 1972, provides for C.M.H.C. to share up to 50% of the net cost of acquiring and clearing the site, up to a maximum of \$500,000.

The agreement between the City and the Province dated March 15th, 1972, is tied to the C.M.H.C./City agreement and provides for a Provincial cost contribution of 25%.

It is necessary to amend these agreements because the boundaries of the scheme contained in Schedule "A" of the C.M.H.C./City agreement differ from the boundaries recommended by the consultant which this report requests Council to confirm.

The boundaries which form part of the existing agreements are shown in Appendix II to this report. The revised boundaries contained in the proposed amendment to the agreements are shown in Appendix I to this report.

Details for the revised boundaries are as follows, together with figures for the existing agreements:

	No. of Parcels	Acres	Streets & Single Lanes (Acres)	Family Houses	Conver- sions	Dup- lexes	Apt. Bldgs.
Revised boundaries (Appendix I)	78	6.34	3.83	36	38	-	1
Existing Agreements (Appendix II)	80	6.95	4.75	35	40	2	2

Parcels deleted from existing agreement boundaries:
(legal description)

N½, N½ of S½, and Parcel D of Lot 1-3, Block 42, D.L. 264A
Lots 4-10 and A and B of Lots 11 and 12, Block 42, D.L. 264A
Lot A and B of 13-14, and Lots 15 and 16, Block 42, D.L. 264A
Lots 4 and 5, Block 41, D.L. 264A.

Parcels added to existing agreement boundaries:

Lot A and W½ of B of Lots 7 and 8, Block 40, D.L. 264A
E½ of B and Lot C of Lots 7 and 8, Block 40, D.L. 264A
Lots 9-12, Block 40, D.L. 264A
Lot 13 (S.129'), and Lots 13 exc. S.29' and 14, Block 40,
D.L. 264A
Lots 9-16, Block 26, D.L. 264A.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Britannia Community Services Centre
(cont'd)

Your Board
RECOMMENDS that the report of the Director of Planning and Civic
Development be approved.

- { Appendix I - Revised boundaries August, 1972.
- * { Appendix II - Boundaries included in C.M.H.C./City agreement
dated February 25, 1972, and City/Province
agreement dated March 15, 1972.

* appendices are on file in City Clerk's Office

MOVED by Ald. Adams,
THAT the foregoing recommendation of the Board of Adminis-
tration be approved.

- CARRIED

F. Strathcona Rehabilitation Project:
MacLean Park (Playground) Extension

In considering the report of the Board of Administration of
September 13th re Strathcona Rehabilitation Project: MacLean
Park (Playground) extension, it is noted the Board of Adminis-
tration suggests the Park Board be afforded an opportunity to
comment on the proposals in the report. In this regard a
communication was received from the Chairman of the Park Board
asking consideration be delayed to allow the Park Board time
to consider the report.

MOVED by Ald. Wilson,
THAT the report be deferred pending consideration of the
report by the Park Board as requested in that Board's communication.

- CARRIED

G. Report of Standing Committee
on Transportation, August 31

MOVED by Ald. Wilson,
THAT Clause 1 of the report of the Standing Committee on
Transportation be adopted and Clause 2 received for information,
and in the record of 'those present', it be recorded that
Alderman Adams was present.

- CARRIED

H. Report of Sub-Committee on
Finance,

The Sub-Committee on Finance, under date of September 11,
1972, submitted the following report in regard to budget and
personnel policies: Police Department:

"A report on this matter dated April 4th was presented to Finance
Committee on April 6th (copy attached), and the recommendation of Finance
Committee, adopted by Council on April 10th, is as follows:

"Recommended that this matter be referred to the Chairman of the
Committee, the Board of Administration and the Corporation
Counsel to clarify what action is required, having in mind the
action taken by Council on April 19, 1966, when it adopted a
report of a special committee dealing with budget and personnel
procedures."

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Sub-Committee on
Finance (cont'd)

The Corporation Counsel has advised that Council authority extends only to designating what the total number of employees of the Police Department shall be and the total amount Council will provide for salaries, and that authority over deployment of manpower rests solely with the Board of Police Commissioners. He further advises that the direction in item 4 of the resolution "not to pay salaries of affected persons" should be changed.

Under the circumstances and in view of Council's resolution of July 29, 1969, which delegates authority to approve reclassifications under certain circumstances to the Board of Administration

YOUR SUB-COMMITTEE RECOMMENDS:

- (1) the resolution of April 19, 1966 (quoted in report to Finance Committee attached) be rescinded,
- (2) and in substitution therefor the following recommendations be adopted:

- 1. THAT Council ratification be a requirement for all Union settlements for Departments and Boards whose budgets require the approval of Council unless it be a compulsory arbitration, in which case the Council receives the award, and

FURTHER THAT the Director of Finance be instructed to make the necessary adjustments to the budget. (This would not include the School Board and other bodies which receive grants from the Council.)

- 2. THAT any changes in the salaries affecting senior and excluded staffs which result from wage settlements with the various Unions shall first receive the approval of Council before being given effect to.

- 3. THAT no additions to the permanent staff; or new classifications or reclassifications; shall be given effect to without the approval of Council, with the exception that with respect to the Board of Police Commissioners:

- (i) the members of the police force shall not exceed the total number approved by City Council in the police budget .

- (ii) for salary changes or changes in organization resulting in new classifications or reclassifications that cause a net increase in salaries, the resolution of the Board of Police Commissioners shall provide:

- (a) Information on how the increase can be provided for within the police salaries budget as approved by Council,

or

- (b) If additional funds are required, that implementation of the change is subject to prior approval by Council of an increase in the budget for police salaries either by transfer within the police budget or by additional City funds, whichever is requested in the Board's resolution.

To the extent that authority has been delegated to the Board of Administration by Council resolution of July 29, 1969, or any amendment thereto to approve new classifications or reclassifications, and/or budget adjustments related thereto, such delegation of authority shall apply to (i) and (ii) of this section.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Sub-Committee
on Finance (cont'd)

- 4. THAT the Director of Finance be instructed to report to Council any instances where Sections 1, 2 or 3 are not adhered to.
- 5. THAT the Council advise the Police Commissioners, Park Board and Library Board that it expects them:-
 - (i) to follow the City personnel regulations applicable to staffs under the control of Council.
 - (ii) to require that prior approval of the respective Board be given to any organizational changes likely to result in new classifications or reclassifications of the positions affected, and for this purpose the Director of Personnel Services be consulted in the first instance, who will then report to the respective Board.

In order to recognize that uniformity amongst City Departments and Boards so far as personnel practices are concerned for all levels of positions is highly desirable, and further, the supplementary agreement covering the referee system between the Board of the Police Commissioners and the Vancouver Policemen's Union requires that:-

"Any application for classification or reclassification made by an employee, his Department Head, the Board, or the Union shall be considered in the first instance by the Personnel Department of the City, who will then report to the Board."

The report of this sub-committee of Finance Committee is forwarded directly to Council, rather than through Finance Committee, due to time factors involved and with the permission of the Chairman of the Finance Committee. "

(attached report dated April 6th
is on file in City Clerk's Office)

MOVED by Ald. Adams,
THAT the foregoing recommendations of the Sub-Committee on Finance be approved.

- CARRIED

I. Status of Winter Works Projects

The Board of Administration, under date of September 18, 1972, submitted the following report:

'The City Engineer reports as follows:

"On August 29, many possible Winter Works projects were reported to Council for their consideration. The Department of Municipal Affairs, in Victoria, has been advised of these projects and of additional potential projects which have since been proposed by the Departments. If further proposals are received before the guidelines for the program have been published, they will also be forwarded to the Provincial Government.

When details of the program are announced and city and senior government shares can be calculated, Council will have the opportunity to evaluate each of the projects and select those for which formal application is to be made."

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Status of Winter Works Projects (cont'd)

Your Board submits the matter to Council for INFORMATION, and brings to your attention the following motion passed by Council on August 29th:

"THEREFORE BE IT RESOLVED that suggestions for winter programs to be initiated by the City be received from both staff and Aldermen by September 15th, 1972, for evaluation by Council".

No submissions have been filed by members of Council to date. In respect of staff submissions the City Engineer has already reported to the Council and will continue to do so from time to time.

MOVED by Ald. Bird,

THAT the report of the Board of Administration be received;

FURTHER THAT the City Engineer discuss with Park Board representatives the matter of making an application for the clearing of beaches and the provision of funds therefor over and above the normal beach clearing program.

- CARRIED

J. Street Closure: Commercial Drive
from 1st Avenue to 3rd Avenue

The Board of Administration, under date of September 18, 1972, submitted the following report:

The City Engineer reports as follows:

"We have received a communication from the Grandview-Woodland Area Council requesting the above street closure on Saturday, September 23, 1972 between the hours of 7:00 p.m. and midnight so that a street dance may be held. They also request permission to place chairs and tables on the sidewalks for the duration of the closure.

This same closure has been approved several times on a Sunday and no problems have been encountered. Although traffic volumes might be slightly higher on a Saturday, the Police do not feel this will be a major problem and they have no objection to this proposal. Due to a previous commitment of gas buses, there will be an extra and unusual cost connected with the changeover in transit to suit the detour. The applicant has agreed to assume any extra costs however, and therefore, the B. C. Hydro have no objection to this proposal. After a similar closure was in effect on May 28th of this year, we received a complaint from one resident who requested that he be notified of any future applications so he could appear before Council. We have attempted to reach this person, however, up to the time of this submission we have been unsuccessful.

This dance was originally planned for late October but the date was advanced to coincide with a visit from the Prime Minister; hence the short notice on this request.

It is RECOMMENDED that the Grandview-Woodland Area Council be permitted to close Commercial Drive between 1st and 3rd Avenues on Saturday, September 23, 1972, from 7:00 p.m. to midnight, subject to the following conditions:

- (1) The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims which may arise from the closure.
- (2) The costs of signing and barricading be borne by the applicant.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Street Closure: Commercial Drive
from 1st Avenue to 3rd Avenue (cont'd)

- (3) The sale of food on-street be approved by the Medical Health Officer.
- (4) The costs of any street cleaning required, over and above normal street cleaning, be borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

MOVED by Ald. Sweeney,
THAT the recommendation of the Board of Administration be approved.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

Development Permit:
Sands Hotel, 1755 Davie Street

Further consideration was given to the communication from the Vancouver City Planning Commission dated September 15, 1972, in which the following resolution is set out:

- "THAT (a) the Commission deplores the fact that approval was given to the Sands Hotel application;
- (b) an immediate study be commissioned in regard to the present system and policies of issuing development permits when substantial increases to existing structures are involved".

This matter was before the Council at its last meeting when the following motion was passed:

"THAT the action of the Technical Planning Board in approving this development permit application, subject to certain conditions, be confirmed".

Under date of September 19, 1972, the Director of Planning and Civic Development submitted a report detailing the status of the matter to date and commenting generally.

MOVED by Ald. Broome,
THAT the communication from the Vancouver City Planning Commission be received.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson ,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

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BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING
THE ZONING AND DEVELOPMENT BY-LAW
(S/W corner 7th Avenue and Ash Street)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

His Worship the Mayor and Alderman Hardwick refrained from voting, not being present at the Public Hearing when this matter was under consideration.

2. BY-LAW TO AMEND BY-LAW No. 3575, BEING
THE ZONING AND DEVELOPMENT BY-LAW
(N/S East Broadway between Carolina
and Fraser Streets)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

cont'd....

Regular Council, September 19, 1972 17

BY-LAWS (cont'd)

By-law to amend By-law No. 3575, being
the Zoning and Development By-law (cont'd)

MOVED by Ald. Wilson,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,

SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,

SECONDED by Ald. Sweeney,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

His Worship the Mayor refrained from voting, not being present at the Public Hearing when this matter was under consideration.

MOTIONS

1. Allocation of Lands for Highway Purposes
(5325 Culloden Street, 2064 West 4th Avenue,
N/E corner Ross and Kent Streets)

MOVED by Ald. Rankin,

SECONDED by Ald. Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. The west 5 feet of Lot 17, Block 5, District Lot 700, Group 1, New Westminster District, Plan 1522
2. The south 2 feet of Lot 9, except the north 7 feet shown on Plan 3932, now road, Block 245, District Lot 526, Plan 590
3. All that portion of Lot 3, Blocks "H" & "I", District Lot 327, Group 1, New Westminster District, Plan 10834, described as follows: Commencing at the southwesterly corner of said Lot 3, Thence N6°, 50' E, 5 feet, following in the westerly limit of said Lot 3; Thence S68° 58' E, 9.98 feet, more or less, to intersection with the southerly limit of said Lot 3 at a point 10 feet easterly from the southwesterly corner of said Lot 3; Thence S 82° 04' W 10 feet, following in the southerly limit of said Lot 3 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 29, 1972 and marginally numbered LF 5973.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Closing and Stopping up: (Portion of
4th Avenue, McSpadden Avenue and
5th Avenue, West of Victoria Drive)

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The assembly of a school site and park site makes portion of 4th Avenue, McSpadden Avenue and 5th Avenue, west of Victoria Drive, surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that all those portions of road dedicated by the deposit of Plan 1120, lying to the east of the production northerly of the westerly limit of Lot 32 and lying to the east of the southerly production of the westerly limit of Lot 47, Subdivision "B", as shown outlined red; and all that portion of road dedicated by the deposit of Plan 722 lying to the east of the northerly production of the westerly limit of Lot 32 of Block 2, Subdivision "D", outlined blue; ALL of Block 146, District Lot 264A, Group 1, New Westminster District, Plan 1771 the same as shown on plan prepared by A. Burhoe, B.C.L.S., dated July 28, 1970, and marginally numbered LF 5444, a print of which is hereto annexed, be closed, stopped up, and title taken thereto; and

BE IT FURTHER RESOLVED that the said closed roads be subdivided with the abutting lands to form a school site and a park site.

- CARRIED

3. Stadium Seating

The following Notice of Motion was submitted at the meeting on September 6, 1972:

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT His Worship the Mayor appoint two members of Council to the Committee proposed by the Lions Football Club and the P.N.E. to investigate the possibility of expanding the seating capacity at Empire Stadium.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

<u>FOR THE MOTION</u>	<u>AGAINST THE MOTION</u>
Alderman Bird	Alderman Phillips
Alderman Wilson	Alderman Adams
Alderman Sweeney	Alderman Linnell
His Worship the Mayor	Alderman Hardwick
Alderman Broome	Alderman Rankin

A tie vote having resulted, the motion was declared lost.

(Alderman Calder was not present at this consideration)

MOTIONS (cont'd)

4. Civic Holiday: August

The following Notice of Motion was submitted by Alderman Wilson at the Council meeting on September 6th, and seconded this day by Alderman Bird:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS many parts of Canada observe the first Monday of August as a holiday;

BE IT RESOLVED THAT City Council apply for a Charter amendment or at the pleasure of the Provincial Legislature, an 'Act of the Legislature' which will provide for a statutory holiday in British Columbia on the first Monday in August of each year.

The motion was put and ----- LOST

NOTICE OF MOTION

1. Removal of Wooden Poles

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS City Council has established a precedent in applying a financing formula for removing wooden poles on Kerr Street and 54th Avenue (see Board of Administration report of September 15, 1972, page 5);

THEREFORE BE IT RESOLVED THAT the Board of Administration prepare a report for City Council which lays out a program spread over a reasonable period of time which will remove wooden poles from residential streets where standard lighting has been installed.

(Notice)

CONDOLENCES: The Late Mr. Harold Merilees

MOVED by Ald. Adams,
SECONDED by Ald. Broome,

THAT the City Council express sincere sympathy to Mrs. Merilees and family on the passing today of Mr. Harold Merilees.

- CARRIED

ENQUIRIES AND OTHER MATTERS

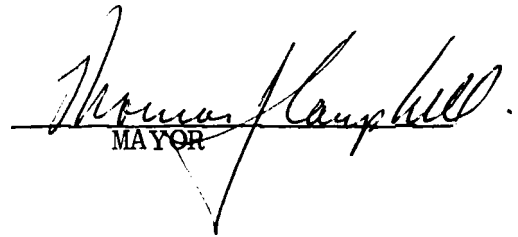
Alderman Hardwick -
Height Limits:
Fairview Slopes

referred to a letter of complaint from the Fairview Ratepayers and Tenants Association in respect of permitted height limits of certain new buildings on Broadway, particularly at Willow and Heather Streets, and enquired of the Director of Planning and Civic Development of the status of amendment in regard to heights for this particular CM-2 area.

His Worship directed the enquiry to the Director of Planning and Civic Development.

THE COUNCIL ADJOURNED AT APPROXIMATELY 3:00 P.M.

The foregoing are Minutes of the Regular Council meeting
of September 19, 1972, adopted on September 26, 1972.


MAYOR


DEPUTY CITY CLERK

September 15, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSING AND LEASING PORTION OF ROAD ON THE NORTH SIDE OF CORNWALL STREET, EAST OF LARCH STREET

"The owner of Lots 16, 17 and 18, Block 181, D.L. 526, Plan 848, is in the process of consolidating the three lots into one parcel by a subdivision plan. In the preparation of the plan he is prepared to dedicate to the City the north 2 feet of each lot for lane and the south 17 feet of each lot for the future widening of Cornwall Street, at no cost to the City. As the widening of the street will not take place for some considerable time the owner wishes to lease back the strip 17 feet in width being dedicated for road.

I RECOMMEND that the 17 feet dedicated for road on the south side of newly created Lot "C" be closed, stopped up and leased to abutting owner subject to the following conditions:

1. The term of the lease to be for 15 years at a nominal rental of \$1.00 for the term;
2. A 6 month notice of cancellation if the area is required for municipal purposes;
3. No buildings or structures to be erected on the lease area;
4. An agreement satisfactory to the Corporation Counsel and City Engineer. "

Your Board RECOMMENDS that the foregoing be approved.

2. CLOSING AND LEASING OF PORTION OF HIGHWAY AT S/W CORNER OF 33RD AVENUE AND VICTORIA DRIVE, LOT 1, BLOCKS D & E, D.L. 704

"Mohawk Oil Co. Ltd. are redesigning the service station on the S/W corner of 33rd Avenue and Victoria Drive. Prior to redesign an enquiry was made as to the City's future highway requirements. 33rd Avenue has recently been paved and no immediate widening of the pavement is necessary, however, a small portion could be used for pedestrian traffic over the northeast corner of the portion to be dedicated. The sign for the service station is located partly on the area required for road. The Oil Company is prepared to dedicate the corner cut-off, portion of lot required for Victoria Drive widening and a portion of the site for lane purposes at this time at no cost to the City provided they can lease back the portion dedicated for street so the sign can remain in its present location until the area is required for future widening.

I RECOMMEND that after the portion required for road as shown on plan marginally numbered LC486 is dedicated, it be closed, stopped up and leased back to the Oil Company subject to the following conditions:-

1. The term of the lease be for 10 years at a nominal rental of \$10.00 for the term and subject to renewal;
2. A one year notice of cancellation of the lease if the area is required for municipal purposes;
3. The area to be free of all signs and sign bases, at no cost to the City, at the termination of the lease;
4. Pedestrians to have uninterrupted passage over the northeast corner of the lease area;
5. An agreement satisfactory to the Corporation Counsel and City Engineer. "

Your Board RECOMMENDS that the foregoing be approved.

3. RESIDENTIAL LANE PAVEMENT - LANE EAST OF FREMLIN, 43RD TO 44TH AVENUE

"A Local Improvement by Petition to pave this lane came before a Court of Revision and Council on 11 May, 1972 and was undertaken. Subsequently, on 6 June, 1972 Council approved the new program for Residential Lanes, including the adoption of a new standard for construction and a new cost-sharing formula.

The petition did not describe the paving except as "Residential Standard". Since, however, the residential standard is now different than it was when the petition was circulated, we have written to each property owner on this project explaining the change and asking their feelings about the two standards. Replies were received from five of the six owners and these all wish the paving to be to the new standard. The estimated costs are:

	<u>"Old" Standard</u>	<u>"New" Standard</u>
Property Owners	\$ 2,230	\$ 424
City	\$ 1,721	\$ 511
Total	\$ 3,951	\$ 935

I therefore RECOMMEND that the project (Item 76 of Schedule 414) for the paving of the lane east of Fremlin Street, from 43rd Avenue to 44th Avenue be reduced in scope to reflect the new standard approved by Council on 6 June, 1972, the property owners' rate to be reduced accordingly."

Your Board RECOMMENDS that the foregoing be approved.

4. LOCAL IMPROVEMENTS - INITIATIVE PRINCIPLEFirst Step:

The Deputy City Engineer reports as follows:

"I consider it advisable to carry out projects for -

- Pavement and Curbs
- Lane Pavements

as shown on the attached schedule dated September 8, 1972, as Local Improvements.

Projects numbered 70, 71, and 73 for Pavement and Curbs on Knight Street, Rupert Street, and 57th Avenue were advanced the first and second steps to Council on June 20, 1972.

These three projects are being resubmitted to recognize changes in the City's and Property Owners' shares made in accordance with a recent change in the Local Improvement Procedure By-law with reference to C-1 Local Commercial zoning. Council resolution of June 20, 1972, respecting those three projects, should be rescinded.

The City's share of these improvements is available in the 1972 Streets Capital Budget."

...Cont'd

Clause No. 4 (Cont'd)Second Step:

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated September 8, 1972.

The estimated total cost of these improvements is \$3,155,568, and the City's share of the cost is \$1,561,405.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

1. Council rescind its resolution of June 20, 1972, adopting a Board of Administration report of June 16, 1972, in respect of "Local Improvements: Initiative Principle", for pavements and curbs on portions of Knight Street, Rupert Street, and 57th Avenue.
2. The reports of the Deputy City Engineer and of the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.
3. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects to be declared assessable.

5. RELEASE OF SEWER RIGHT-OF-WAY
S/W CORNER 10th AVENUE & MAPLE STREET

The Corporation Counsel submits the following report:

"On May 21, 1968 Bardahl Lubricants (Western) Ltd. granted a right-of-way over the East five feet of its lands at the South West corner of 10th Avenue and Maple Street for a sewer. The present owners of the property have requested that the right-of-way be cancelled to permit the construction of a building on the lot. They have arranged with the City Engineer to pay the costs of cutting off the sewer and have agreed to consolidate the various lots making up their property to eliminate the need of additional sewer service in the future.

I recommend that the right-of-way be released and the Mayor and the City Clerk be authorized to affix the seal of the City to the release.

YOUR BOARD recommends that the foregoing report of the Corporation Counsel be adopted.

Clause No. 7 Cont'd

To enlarge on previous reports, the following points are advanced for information:

- (a) The Subdivision Control By-law only required a private developer to install underground wiring within a subdivision. It was not intended that private developers should be required to clear pole lines from perimeter streets. There are a number of privately developed subdivisions in the City with internal underground wiring, where the existing pole lines have been left on perimeter streets. It should be noted that because new subdivisions often border on through streets, pole lines on these streets are often costly trunk lines.
- (b) There are several subdivisions, other than Champlain Heights, which were developed by the City and serviced with underground wiring, with pole lines remaining on perimeter streets. Examples are the 45th Avenue and Kerr Street subdivision and the 45th Avenue and Ross Street area.
- (c) Of the perimeter streets around Champlain Heights, Kerr Street and 54th Avenue are the two which are most similar to Tyne Street. Boundary Road differs, in that the street will be wider and the owners across from the new subdivision are not in the City of Vancouver. If special treatment were given to Tyne Street, it is expected that residents on Kerr Street or 54th Avenue, or on other streets adjoining City subdivisions, might ask for, and be entitled to, the same treatment.
- (d) On the basis of the new undergrounding local improvement formula, property owners on Tyne Street (both sides) would be required to pay approximately \$6,100, which is about 6½% of the total cost of the work (\$94,150 as estimated by B. C. Hydro on August 22, 1972). Under the previous local improvement proposal, the property owners' share (both sides) would have been approximately \$47,353, or nearly eight times as much. The new formula, therefore, gives much greater relief to the owners and is more likely to be acceptable to them.

RECOMMENDED that undergrounding on Tyne Street and other streets on the perimeters of new subdivisions be dealt with in accordance with the report on Local Improvements for Underground Wiring approved by Council on August 15, 1972." (See attached summary)

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

8. LOCAL INITIATIVES PROJECTS

The City Engineer reports as follows:

"In May, the Federal Government extended its support of seven of the City's Local Initiatives Projects to the end of September. It has now announced that it is prepared to continue its support of these same projects to the end of November. The 1972-73 program will commence on the first of December. The projects are:

3B Works of Art and Music (L.I.P. 512 22)

Department of Social Planning/Community Development

This project commissions works of art - paintings, sculpture, musical compositions and concerts - from unemployed local artists.

...Cont'd

Clause No. 8 Cont'd

5 Library Project (L.I.P. 512 18)

Vancouver Public Library

The project employs people in a multi-part exploration of library services and the needs and desires of the community, particularly for special and extended library services.

6B Supervised Recreation (L.I.P. 512 20)

Parks and Public Recreation

This project employs people at Community Centres to provide leisure-time activities for older people, physical fitness and arts and crafts instruction, leadership in small community halls, and clerical and public information assistance.

7 Archives Project (L.I.P. 512 31)

City Clerk's Office - Archives

This project employs staff to inventory and catalogue documents so that their information will be available to the public and to civic departments.

11A Diversion and Recreation for Old People (L.I.P. 512 50)

Welfare and Rehabilitation

This project employs people to train and direct volunteers in a program of diversionary and recreational activities for senior citizens in boarding and intermediate-care homes.

11B Vocational Rehabilitation (L.I.P. 512 52)

Welfare and Rehabilitation

This project employs staff to counsel, assess and direct employable social allowance recipients to available and potential training or job opportunities.

19 'DARE' - Detention and Recreation Extension Program (L.I.P. 512 236)

Juvenile Detention Home

This project employs staff to provide a treatment-oriented program of recreation, hobbies, outings and informal lay-counselling for juveniles who have been or are coming before the Court or who are in the Juvenile Detention Home.

Under the program, the Government of Canada pays up to \$100 per week for wages and up to 17% for fringe benefits and other costs. On most projects, there is some remaining cost to be borne by the City.

Project	Estimated Costs - Oct. and Nov.		
	Total	City's Share	
		Amount	Percent
3B Works of Art and Music	\$46,298	\$2,072	4%
5 Library Project	7,339	1,107	15%
6B Supervised Recreation	37,781	-	-
7 Archives Project	8,094	1,818	22%
11A Div'n & Rec'n for Old People	11,812	3,388	29%
11B Vocational Rehabilitation	20,552	6,278	30%
19 'D.A.R.E.'	18,422	1,522	8%
Totals	\$150,298	\$16,185	11%

Clause No. 8 Cont'd

I RECOMMEND, on behalf of the several Department Heads:

- (a) that continuation of the projects to the end of November be approved and signature of applications authorized; and
- (b) that \$16,185 for the additional City's share be appropriated from Contingency Reserve."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S).....524.....

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

- 1. Champlain Heights -
Concepts for Areas E and F

The Director of Planning and Civic Development reports as follows:

"In 1969, Council questioned the single-family lot sizes for Areas E and F in the 1968 Southeast Sector report and on May 20th, 1969 resolved:

'THAT Areas A, B, C and D remain as originally approved and further that the Director of Planning be instructed to consider 40' lots with or without lanes in Areas E and F taking into consideration other variations of housing and report back.'

The Civic Development Division engaged Urban Programme Planners, Planning Consultants, in conjunction with Downs/Archambault, Architects, to develop alternative concepts for Areas E and F with a view that these concepts would be presented to City Council for discussion and guidelines would be established. On the basis of these guidelines, a detailed design would be prepared.

Urban Programme Planners have presented three basic concepts and these are outlined in their attached report.

Comments have been received from the Social Planning/Community Development, Engineering and Fire Departments, Property and Insurance Division and Park and School Board officials.

The Department of Social Planning/Community Development concurs with the recommendations of the Consultants, however, they make the point that the Consultants should elaborate on the fact that the City as owner, holds the key to development. They raise the point as to whether the City should in fact retain ownership of the land by leasing.

The Engineering Department comments deal mostly with detail and they make recommendations with respect to the realignment of a street for better sewer gradient and have indicated locations where water and sewer easements would have to be established. They make the point that the private internal walkways should be adequately lighted to City standards. The Electrical Division suggests that underground wiring for Concept 'C' would probably cost less than the original layout.

The Fire Department has no basic objections to the layout but wishes to be involved in questions of vehicular access to the townhouse sites at the development permit stage.

Based on information supplied to him by the Consultants, the Supervisor of Property and Insurance has made some 'ballpark' estimates on net returns from land sales and tax returns. He feels that the returns for Schemes 'B' and 'C' are approximately \$365,000 and \$1,450,000 respectively too high. This

Clause 1 continued

is primarily due to the consultants' high assessment of the value of the townhouse sites. Accordingly, the Supervisor of Property and Insurance feels that the estimated tax return is also too high and estimates that the figure for the tax return in the case of Scheme 'C' should be \$400,000 less.

The Superintendent of Parks and Public Recreation endorses all the concepts on the basis that the park walkways are provided and maintained by developers and subsequent owners of adjoining property. He pointed out that the Park Board would take responsibility for the development of two park areas; namely the one adjoining the school in Areas B and F and the redefined Lookout Park.

School Board officials had no particular comment other than to reaffirm that both an elementary and secondary school are required in Areas B and F.

With reference to Council's resolution of May 20th, 1969, the Director of Planning was instructed in effect to examine two alternatives:

- (a) a subdivision of 40' lots with or without lanes
- (b) alternative housing forms.

It is the opinion of the Director of Planning and Civic Development that the Consultants did not advise on the first option of Council; i.e. 40' lots.

With respect to the first option, the Director of Planning points out that a subdivision of narrow lots requires secondary access (lanes). If lanes are introduced, the subdivision has to be restricted in terms of lengths of blocks, degree of curvilinear nature, etc.

A subdivision of an exclusively narrow lot subdivision with lanes would for all intents and purposes eliminate the achievement of a high quality of development.

Examination of other alternatives produced no revolutionary alternative to development. Concepts of 'no side yard' and 'one side yard' without complete control by one developer are not feasible. The 'one side yard' concept is interesting but one which in the Director of Planning's judgement is only workable where lots are large and where development is on relatively flat land and one storey on grade.

The 'no side yard' concept in effect produces row housing...a form of housing which is best developed on large sites where buildings can be clustered and areas of both private and communal recreation space can be developed.

Scheme 'C' introduces the idea of creating sites for the development of low density townhouses (patio houses) at 10 units per acre. This density is less than the conventional townhouse developments of 14-16 units per acre and greater than single family developments of 6-8 units per acre.

This lower density townhouse development would provide at least comparable quality housing to that produced on small lots but at less total cost because of a lower unit cost of land.

cont'd....

Clause 1 continued

Scheme 'C' has another advantage in that it provides an external walkway system. It enables the marketing of land with the proviso that walkways and open space for public access be constructed and maintained by developers and/or owners as an integral part of their development.

Scheme 'C' is not supported, however, because of its high density. The density ranges from 30%-50% higher than that proposed in 1968. It is suggested that the total number of units in Areas E and F should not exceed 1,200-1,300. This would be approximately equivalent to Scheme 'A' based on a subdivision of 40-50' lots.

It is RECOMMENDED THAT:

1. Council instruct the Director of Planning and Civic Development to make arrangements to proceed with a detailed design for Areas E and F on the basis that:
 - (a) the total number of units will not exceed 1,200 - 1,300
 - (b) units will be made up of:
 - 25% townhouses at 16 units per acre
 - 25% townhouses at 10 units per acre
 - 25% single-family at 8 units per acre (40' lots with lanes)
 - 25% single-family at 6 units per acre (60' lots without lanes)
 - (c) the design incorporate a central park walkway as an integral part of townhouse developments; such walkways to be constructed and maintained as public easements by the developer and/or owner.
 - (d) a neighbourhood park-school site (the responsibility of the Park and School Boards) and any minor walkways which would be maintained by the City; would be excluded from the above proviso.
2. Council instructs its officials to report on zoning, servicing, and methods of marketing; such report to be submitted concurrently when the detailed design is submitted for final approval."

Your Board RECOMMENDS the report of the Director of Planning and Civic Development be referred to the Standing Committee on Planning and Development and that arrangements be made for the Director of Planning and Civic Development and the Consultants to give a Report Reference at that time.

(Copies of the Concepts for Areas E and F, prepared by the Urban Programme Planners are attached for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 584

FIRE AND TRAFFIC MATTERSRECOMMENDATIONS1. Fire Alarm Connections - Exhibition Park Horse Barns

The City Engineer reports as follows:

"A request has been received from the B.C. Jockey Club for connection of the fire alarm system at the Exhibition Park horse barns, to the City Fire Alarm System. The B.C. Jockey Club has agreed to pay the cost of these connections which will amount to approximately \$1,500, and a yearly maintenance charge based on the cost of maintaining the connections and a portion of the cost of maintaining and operating the City system. This maintenance charge amounted to \$150 in 1971.

I RECOMMEND that:

- (a) Approval be granted for the connection of the Exhibition Park horse barns fire alarm system to the City system at no cost to the City, and
- (b) The Corporation Counsel be authorized to prepare the standard Agreement between the City and the B.C. Jockey Club to cover the connection."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

2. Firefighters' Uniform Issue

The Fire Chief reports as follows:

The Fire Chief and Vancouver Firefighters' Union, Local 18, have agreed on a revision to the clothing issue, pursuant to Clause 10 of the 1972-1973 Agreement with the union. The agreed upon revision will result in an approximate saving to the City of forty-two cents per man per year.

The revision to the clothing issue is required as the current clothing allotment to the firefighters places strong emphasis on the dress uniform and does not fulfill the proper dress requirements during the daily work routines of the men. The work clothing issue to the firefighters is not proportionate to the amount of time spent in manual labour as compared to dress parade.

Detailed studies of long term clothing requirements and costs were made to arrive at the proposed uniform issue. Copies of the detailed requirements are available in the City Clerk's Office.

The proposed revision will result in a significant increase in clerical functions of the Fire Department if the present system is continued. The increased clerical functions have been reviewed by the Fire Chief and Co-Ordinator of Data Processing and both concur that the increased clerical load can be eliminated by more efficient use of the computer. This would be accomplished by combining several existing Fire Department Programs into a single program. The cost of re-programming would amount to approximately one man-month which would be recovered by savings made in the new uniform issue. No additional work load for the Data Processing Division would occur and a more efficient method of recording clothing statistics in the Fire Department would result.

...Cont'd

Clause No. 2 Cont'd

The City Purchasing Agent has participated in the development of specifications and confirms that the unit prices used in the analysis, fairly represent the current market values.

The Fire Chief RECOMMENDS the present uniform issue to the fire-fighters be altered, at no additional cost to the City, to include:

- (a) Tunic issue of one per man per seven years
- (b) Raincoat issue of one per man per ten years
- (c) Work shirt issue of three per man per one year
- (d) Dress shirt issue of one per man per five years
- (e) Work jacket issue of one per man per two years plus an extra jacket at first clothing issue
- (f) Cold weather coat issue of one per man per five years
- (g) Tie issue of one per man per one year
- (h) Trouser issue of two per man per one year
- (i) Cap issue of one per man per two years
- (j) Shoe issue of one per man per one year

and approval be given to the Data Processing Co-Ordinator to undertake a re-programming of Fire Department Systems to include the revised uniform requirements at a cost of one man-month programming time.

Your Board

RECOMMENDS the foregoing recommendations of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S).....584.....

A-7

Board of Administration, September 15, 1972 (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

1. Conference Attendance - Fire Chief A. Konig

His Worship the Mayor has received various letters (copies circulated) requesting that Fire Chief A. Konig accept office in the Canadian Division of the International Association of Fire Chiefs and attend certain conferences and meetings, specifically an International Conference of Fire Chiefs to be held in Cleveland, Ohio on September 10th to 14th, 1972.

Your Board submits the following report from the Fire Chief:

"The Fire Chief is of the opinion that the International Conference would be of benefit to the City due to the wider scope in the fields of High Rises, Technical Equipment, Administrative Techniques, etc.

However, due to the urgent current projects presently facing the Fire Chief such as the Fire Hall relocation, etc. your Chief is of the opinion that the conference on September 10th - 14th should not be attended.

Therefore, the Fire Chief recommends:

- (a) That the Canadian Division of the International Association of Fire Chiefs be advised that Fire Chief A. Konig will not be able to attend the Conference in Cleveland due to pressing city business.
- (b) That authority be given to increase the Fire Department Conference Roster for 1973 from one national to two national conference attendances to allow the Fire Chief to accept the President's position in the Canadian Association of Fire Chiefs and that attendance at up to two additional meetings be authorized. The additional cost in 1973 is estimated at \$1,600."

Your Board submits the foregoing to Council for CONSIDERATION.

(Circulated: Letter dated Aug. 25, 1972 - E.A. Johnston,
President, Canadian Division
International Assn. Fire Chiefs.

Letter dated Aug. 25, 1972 - C.W. Volkamer,
President, Int'l. Assn. Fire
Chiefs.

Letter dated Aug. 30, 1972 - Ald. Dominic Cardillo
Director,
Canadian Assn. of Fire Chiefs.)

2. The Playhouse Theatre Company

The Theatre Manager reports as follows:

"On June 28, 1972, Mr. Robert Ellison, Administrative Director of the Playhouse Theatre Company, addressed a letter to His Worship the Mayor and Members of City Council asking assistance in the amount of \$2,177.07 for unsold tickets for the final performances of HADRIAN VII on April 28 and 29, 1972, the second and third days of the civic strike.

Mr. Ellison states in his letter that, ' on Thursday, April 27th we were completely sold out and all of our ticket sales had been building toward a sell-out for some time. Once the strike commenced our ticket sales virtually came to a halt and we had a total of \$2,177.07 worth of tickets unsold for the Friday and Saturday performances.'

Cont'd.....

CLAUSE NO. 2 (continued)

As the Playhouse Theatre Company did not have to cancel any performances and because the ticket sales of other attractions were not affected by the strike, the Playhouse Theatre Company's claim for compensation for lost ticket sales seems difficult to support."

Your Board submits the above report for Council CONSIDERATION.

RECOMMENDATIONS

3. Budget Reductions Due to Strike - Board of Parks & Public Recreation

The Director of Finance reports as follows:

"The Board of Administration report of July 27th set out proposed budget reductions with respect to the Board of Parks and Public Recreation, and on August 1st Council resolved:

'That, in respect of budget reductions by the Park Board this matter be deferred for consideration at an appropriate meeting of the Standing Committee on Finance, and in the meantime the Park Board be requested to furnish a report with details in regard to costs and savings as a result of the strike, and be given the opportunity to appear before the Finance Committee in respect of the matter if they so wish and if, after receiving the report, it is considered necessary to assist the Council in determining the matter.'

The information submitted by the Comptroller of the Board in support of the proposed reduction of \$372,200 has been examined under the direction of the Director of Finance and found to be reasonable after taking into account the various factors involved. (This does not include the settlement for the extra costs of clean-up after the strike, which has been dealt with as a separate issue, and is subject to a report back, should the Board of Parks and Public Recreation find such a report necessary.)"

Your Board of Administration RECOMMENDS that the amount of \$372,200 be confirmed as the budget reduction of the Board of Parks and Public Recreation due to the strike.

(Copy of letter from the Board of Parks and Public Recreation, dated August 16, 1972 is attached for Each Member of Council)

4. Group Policy GA-201699
Travelers Insurance Company

The Corporation Counsel reports as follows:

"Some time ago the above Group Policy was amended to provide for the change of name from the 'Vancouver Civic Employees Union' to the 'Canadian Union of Public Employees, Local #1004, (Vancouver Civic Employees Union)'. In addition the coverage of the Policy was extended to provide accident and sickness insurance to Mr. L.H. Atkinson and Mr. D. Werlin, two City employees on approved 'Leave of Absence' to hold executive positions in the aforesaid Union.

Fowler & Associates Consultants Limited have submitted to the City forms of riders to be attached to the above insurance policy which will evidence the amendment and extension to the Group Policy.

It is recommended that these riders be executed by the Mayor and City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

Board of Administration, September 15, 1972 (FINANCE - 3)

5. Canadian Museums Association Training Committee

The Manager of Vancouver Museums and Planetarium reports as follows:

"The Centennial Museum's historian, Mrs. Kerry McPhedran, has been asked to be a member of the Canadian Museums Association training committee. The purpose of the committee is to ensure that training is available on a variety of levels for museum personnel in Canada. At the moment, this is accomplished largely through a programme of seminars and assigned papers. As a member of this committee, Mrs. McPhedran will participate as an instructor at seminars held throughout the country from time to time. All travel and living expenses for committee members are met by the Canadian Museums Association. This is an honour both to Mrs. McPhedran and to the Centennial Museum and I ask Council's concurrence with her participation. The next training seminar takes place in Halifax from September 28th to October 1st.

While, as I have stated, there are no expenses to be incurred by the City of Vancouver in her participation, I recommend that Mrs. McPhedran be permitted to be absent from the City for the working days, September 27th, 28th and 29th, and that she be granted leave with pay for that period."

Your Board RECOMMENDS approval of the recommendations of the Manager of the Vancouver Museums and Planetarium.

INFORMATION

6. Additional Court Services - Emergency Program -
Commencing July 4, 1972

The Provincial Court Administrator reports as follows on the operation of additional courts at 800 West Georgia and courts 6 (Coroner's) and 7 and 8 at 475 Main Street for the period August 1 to 31, 1972.

- "A. Five courts continued operations at 800 West Georgia through August -- two dealing with 'drug' matters, two dealing with 'criminal cases' and a fifth court that dealt with both classes of cases. The total of cases completed at this location during August was 493.
- B. Courts 6, 7, 8, which would normally be shut down for July and August were kept in operation during August and accounted for 250 cases completed.
- C. Courtroom 3 (formerly occupied by the 'Drug' court which was traversed to 800 West Georgia Street) was operated for criminal cases in August and accounted for 103 cases completed.

The cases completed included those disposed of in court, withdrawals and cases in which the proceedings were stayed.

The attached chart gives the statistical position, and notwithstanding that one of the drug courts is really a regular court, the overall reduction from the backlog for August is approximately 846 cases."

Your Board submits the foregoing report of the Provincial Court Administrator for INFORMATION.

Board of Administration, September 15, 1972 (FINANCE - 4)

CONSIDERATION

7. Grant - Lower Mainland First Aid Champions

The City Clerk reports as follows:

"A letter has been received from the Coach of the Lower Mainland First Aid Champions named 'Coastal Construction'. This group has been invited to represent Canada in the International Buxton First Aid Competitions to be held in London, England. The team is entered in four other major competitions and the cost of the trip for the eight man contingent is in the region of \$8,000. Total contributions to date from the British Columbia Telephone Company, Fleck Brothers, Canadian Kenworth Company and the Government through the Workmen's Compensation Board is approximately \$6,000.

The Coach advises the involvement of this team in the International Buxton Trophy Competition is a 'first' for Canada, and certainly an honour for Vancouver.

The team is requesting a grant of any amount from the City to aid in meeting the total amount required for this trip.

Your Board notes that Council has dealt with similar requests in the past as follows:

Aug. 11/70	Canadian Equestrian Team - Assistant to participate in the Olympic Games in Munich, West Germany, 1972	- no action taken
Dec. 17/68	B.C. Wheelchair Sports & Recreation Association - Request for \$1,500 for expenses for Canadian Team at Paralympic Games, Tel Aviv, Israel	- \$1,500 approved
Mar. 1/66	Canadian Physiotherapy Assoc. - Entertaining Delegates & Guests at National Congress	- not approved"

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

(Copy of letter from the Lower Mainland First Aid Champions is circulated for the information of Council)

RECOMMENDATION

8. Downtown East Side Information Centre - Grant

The Director of Social Planning/Community Development reports as follows:

"The Downtown East Side Information Centre (originally called Skid Road Information Centre) applied along with other Information Centres last December for an operating grant of \$3,120. As they were just starting up at that time, the Director of SP/CD in his March 20, 1972 report to Council re Civic Grants (1972) recommended¹ they receive a \$1,000 start-up grant. This recommendation was approved.

The Downtown East Side Information Centre has applied to the City for a grant of \$152.25 for office equipment and furniture. They have already purchased approximately \$100 of this equipment from the City Stores Department. They also require fifteen folding chairs valued at approximately \$3.00 each. Such chairs are not available through City Stores, according to the City Purchasing Agent.

Cont'd.....

Board of Administration, September 15, 1972 (FINANCE - 5)

CLAUSE NO. 8 (continued)

In addition, the Downtown East Side Information Centre has requested that the Department of Social Planning review their budget² now that the Centre is in operation and costs for the fiscal year have been estimated. This has been done and it appears that the Centre is complying with conditions and criteria established in 1971 for information centres and that in order for the Centre to meet their operating expenses for the fiscal year and make the above requested furniture purchases without returning to Council for additional funds on a piecemeal basis, they require a grant of \$690.00.

RECOMMENDATION

The Director of SP/CD recommends:

that the Downtown East Side Information Centre (Skid Road) receive an additional \$690.00 grant to cover furniture expenses and their normal operating expenses.

The Comptroller of Accounts advises that if approved, the necessary funds will be provided from the Contingency Reserve."

Your Board RECOMMENDS the approval of the foregoing report and recommendations of the Director of SP/CD.

¹Excerpt from the March 20 report to Council re 1972 Civic Grants
"628 - Skid Road request is for \$3,120 for a store front at 325 Columbia. Proposal not fully developed. Requires more extensive Skid Road residents input. I recommend a starter-up grant of \$1,000 and no additional funding until it complies with conditions and criteria established in 1971 for other Information Centres."

²See Appendix A for Budget of Downtown East Side Information Centre..

FOR COUNCIL ACTION SEE PAGE(S) 585

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTSEPTEMBER 15, 1972CONSIDERATION1. Leave of Absence with Pay - Mr. John B. Winsor

The Director of Planning and Civic Development reports as follows:

"Mr. John Winsor of this Department has been selected by the Canadian Fireball Association as the skipper of one of the three teams to represent Canada in the World Fireball Championship to be held at Wilmington, North Carolina, U.S.A. from September 23 to 29, 1972. The "Fireball" is a 16-ft. one design racing sailboat accepted for international competition. The selection of Mr. Winsor was based on his high standing in Canadian and U.S. competition during 1972, as well as on his past racing performance which includes the Canadian Yachting Association Trophy for the Best Canadian Performance in the Canadian Olympic (training) Regatta in 1970, and in that same year he won the Canadian Fireball championship. In 1970 and 1971 he placed third in the North American Open Championship.

During this past summer, Mr. Winsor has utilized his vacation allotment to enter competitions and establish his standing. The trip to North Carolina will require more time away from the city than his remaining vacation allows and is to be undertaken at his own expense. It is felt that the City can greatly benefit from the publicity attached to having a municipal employee entered in this world competition. Mr. Winsor can be spared from his duties during this period.

It is recommended that Mr. John Winsor be granted leave with pay from September 25 to 29, 1972 to attend the World Fireball Championship in Wilmington, North Carolina."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 585

BOARD OF ADMINISTRATIONPROPERTY MATTERSSEPTEMBER 15, 1972RECOMMENDATIONS1. Insurance for Data Processing Equipment

The Supervisor of Property and Insurance reports as follows:-

"The City's three year Data Processing Equipment Insurance Policy expires September 24th, 1972. This policy provides "All Risk" coverage on data processing equipment located at the City Hall as well as similar equipment contained at 1530 West 8th Avenue.

The present broker is Macaulay Nicolls Maitland & Co. Ltd. who have placed the existing three year policy through the St. Paul Fire & Marine Insurance Company.

In accordance with Council's instructions and on the basis of existing coverage, tenders for the renewal of this insurance were called for and opened at a meeting of the Board of Administration, September 5th, 1972. One tender only was received from the holding broker, Macaulay Nicolls Maitland & Co. Ltd. on behalf of the St. Paul Fire & Marine Insurance Company, for a three year premium in the amount of \$2,263.50.

RECOMMENDED that the tender in the amount of \$ 2,263.50, submitted by Macaulay Nicolls Maitland & Co. Ltd. on behalf of the St. Paul Fire & Marine Insurance Company be accepted and the firm of Macaulay Nicolls Maitland & Co. Ltd. be appointed to act as the City's broker for the term of the policy."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre
1047 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"Lot 8, Block 26, D.L. 264A, known as 1047 Woodland Drive, is required by the City for Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2 storey and basement frame dwelling, with a main floor area of 676 sq. ft., erected in 1909 on a site 33' x 93', zoned RM-3. This dwelling contains 8 rooms, 7 fixtures of plumbing, has a patent shingle roof, stucco exterior and is heated by a hot-air gas furnace. The building is in better than average condition for age and type.

Negotiations with the owner's agent have produced an offer to sell for the sum of \$20,900.00, as of October 1st, 1972, subject to the owner retaining rent-free possession until November 30th, 1972. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

(Continued)

Board of Administration, September 15, 1972 . . . (PROPERTY MATTERS - 2)

Clause No. 2 Continued

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$20,900.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Widening South Side of 2nd Avenue
East of Columbia Street

The Supervisor of Property and Insurance reports as follows:-

"A portion of Lot E, Block 11, D.L. 200A, known as 190 West 2nd Avenue, is required for the improvement of the alignment of 2nd Avenue at Columbia Street. This portion is shown outlined in red on the attached plan marginally numbered LF 6206 and comprises an area of 800 square feet.

The subject property comprises a large industrial building with office area which has recently suffered a major fire necessitating the complete demolition of the structure. This building covers the entire site which has a frontage of 230.92' on 2nd Avenue to a depth of 122.02' on Columbia Street and is zoned M-2 Industrial District.

Negotiations with the owner have been on the basis of land value only and in this connection, the owner has now agreed to convey the required widening portion at a price of \$6,600.00. This figure reflects a rate of \$8.25 per sq. ft., which rate is representative of market value for this type of property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the required widening portion on the foregoing basis chargeable to Code # 147/7916, Miscellaneous Projects."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Britannia Community Services Centre

The Supervisor of Property and Insurance reports as follows:-

"Parcel A of Lots 1 and 2, Block 38, D.L. 264A, known as 1104 Cotton Drive, is required by the City for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act. The subject property is located in the first stage of development which is intended to be used for school purposes.

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 800 square feet, erected in 1912 on a site 40.7' x 66', zoned RM-3. This dwelling contains 10 rooms, divided into 4 rental units, 12 plumbing fixtures, has a patent shingle roof, patent shingle exterior, full concrete basement and is heated by a gas-fired hot air furnace. The main floor of the dwelling is occupied by the owners. Said dwelling is in average condition for age and type.

Continued

Clause No. 4 Continued

Following negotiations, the owner has agreed to sell for the sum of \$27,000.00 subject to the following:-

- (a) An advance payment to the owner in the amount of \$1,000.00 upon receipt of a registrable deed in favour of the City of Vancouver;
- (b) The sale date to remain open until such time as the City requires the property;
- (c) The balance of the purchase price to be paid to the owner upon delivery of vacant possession of the property.

The foregoing represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$27,000.00 on the foregoing basis, chargeable to Code #5830/427."

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition for Park Site #9 (Kitsilano)
2038 West 5th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Parcel A of Lot 7, Block 265, D.L. 526 known as 2038 West 5th Avenue, which is located in Park Site #9 (Kitsilano), has been offered for sale to the City by the owner. This Park Site is listed under Table II of the Park Sites Purchase Program 1971 - 1975, confirmed by City Council December 15th, 1970.

These premises comprise a 2½ storey frame dwelling, with a main floor area of 827 sq. ft., erected in 1910 on a site 30' x 120', zoned RM-3. The dwelling contains 8 rooms, 9 plumbing fixtures, has a patent shingle roof, siding and shingle exterior walls, a concrete foundation and is heated by an automatic gas furnace. As a result of extensive renovations in recent years, this dwelling is in good condition for age and type.

The owners and a son occupy the main floor, whereas the upper floors are rented to four single persons.

Following negotiations, the owners have agreed to sell for the sum of \$34,500.00, including furnishings and equipment on the upper floors, as of September 30th, 1972, subject to the owners or their son renting-back the whole of the property at \$200.00 per month, commencing October 1st, 1972. Such rental is to be subject to review at the end of 12 months.

This price is considered to be fair and equitable. The Superintendent of Parks concurs in the purchase of this property.

(Continued)

Board of Administration, September 15, 1972 . . . (PROPERTY MATTERS - 4)

Clause No. 5 Continued

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$34,500.00 on the foregoing basis, chargeable to Code 4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Rental Review -
Leasing Portion of Cambie Street Under
Cambie Bridge North of First Avenue

The Supervisor of Property and Insurance reports as follows:-

"A portion of land lying under and immediately West of the Cambie Street Bridge is surplus to highway requirements and is leased to Johnston Terminals Limited for access to their site. The lease is for a 15-year term, which commenced September 1st, 1967, at a rental of \$556.00 per annum plus all taxes, subject to review every 5 years.

The rental has been reviewed and by letter dated August 25th, 1972, Johnston Terminals Limited have agreed to a rental increase from \$556.00 per annum plus taxes to \$816.00 per annum plus all taxes as if levied.

RECOMMENDED that the above portion of Cambie Street leased to Johnston Terminals Limited be increased to \$816.00 per annum plus all taxes as if levied. This increase to be effective September 1st, 1972."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Lease Renewal - S/E Corner of Pacific and Howe Streets

The Supervisor of Property & Insurance reports as follows:-

"City-owned Lot 3 and S. 18 ft. of Lot 2, Block 122, D.L. 541 situated S/E Corner of Pacific and Howe Streets were acquired for the Granville Bridge in 1952, and Lot 3 has been leased back to the former owner A.A. Howatt for consecutive 5 year terms, the current lease expiring on August 12th, 1972. The lease was subsequently assigned to Charlie Sotirios Korossis.

Mr. Korossis has requested a further 5 year renewal on Lot 3 and also wishes to lease the residual 18 feet ± of adjoining Lot 2. The Director of Planning concurs with the lessee's request.

The Supervisor of Property & Insurance recommends a rental increase from \$60.00 per month plus taxes to \$114.00 per month plus all taxes as if levied.

(Continued)

Board of Administration, September 15, 1972 . . . (PROPERTY MATTERS - 5)

Clause No. 7 Continued

RECOMMENDED that the property Lot 3 and South 18 feet of Lot 2, Block 22, D.L. 541 and premises known as 1412 Howe Street be leased to Charlie Sotirios Korossis for a period of 5 years from August 13th, 1972 at a rental of \$114.00 per month plus all taxes as if levied, subject to one year notice of cancellation if the site is required for civic purposes, and the right of access by the City Engineer for bridge inspection purposes. The City is not to be held liable for damage or harm to the roofs of buildings, other property, or persons, resulting from objects falling from the bridge."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. Acquisition for Britannia Community Services Centre - 1631 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 8A ex. E 5', Block 28, D.L. 264A, known as 1631 Napier Street, is required for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 1,000 square feet, erected in 1910 on a site 37' x 127', zoned RM-3. This dwelling is converted into 6 housekeeping units and contains 15 plumbing fixtures, has a patent shingle roof, stucco exterior and is heated by an automatic gas hot-air furnace. This dwelling is in above average condition for age and type and all units are presently rented.

Following negotiations with the owner, he has agreed to sell for the sum of \$40,000.00 as of September 30th, 1972. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$40,000.00 as of September 30th, 1972 chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

9. Acquisition for West End Community Centre and Senior Citizens' Housing Project - 876 Bidwell Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 3, Property Matters, August 25th, 1972, confirmed by Resolution of Council, August 29th, 1972, authorizing the Corporation Counsel to apply for Vesting Orders with respect to five remaining properties required for the above project, including Lot 7 exc. the N 91', Block 57, D.L. 185, known as 876 Bidwell Street. As was reported, vacant possession of the project site is required by October 31st, 1972 so that construction can be commenced immediately thereafter. It is noted that the City's final offer for this property was \$55,000.00 as confirmed by Resolution of Council, July 4th, 1972.

(Continued)

Clause No. 9 Continued

These premises comprise a 2½ storey frame revenue building with a full concrete basement, erected in 1905 on a site 40' x 66', zoned RM-4. This dwelling contains 12 rooms, 12 plumbing fixtures, has a patent shingle roof, stucco exterior, and is heated by a gas-fired hot air furnace. The building was extensively rehabilitated in October, 1960, inside and out and is above average for age and type.

Following receipt of notice of the City's intention to apply for a Vesting Order, the owner has submitted a counter-offer to settle for the sum of \$57,000.00, as of September 30th, 1972, with rent-free possession to October 31st, 1972. This settlement price is considered to be realistic and is endorsed by the City Solicitor. Central Mortgage and Housing has reviewed this transaction and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$57,000.00 on the foregoing basis chargeable to Code 649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. Sales: Miscellaneous

RECOMMENDATION

Recommended that the following offer to purchase be approved under the terms and conditions set down by City Council, being the highest offer received.

re: W.½ of the E.½ of the W½ of the N.E. ¼
Sec.9 and the W.½ of the E.½ of the E.½
of the W.½ of the N.E. ¼ Sec. 9, both
in Township 7, New Westminster District
and is known as 18962 - 16th Avenue, in
the Municipality of Surrey, B.C. (form-
erly Vancouver Parks Board Tree Farm),
Zoned: A-1, Agricultural

<u>Name</u>	<u>Approximate Size</u>	<u>Sales Price</u>	<u>Terms</u>
Alexandra James Management	30 acres	\$54,000.00	City Terms @ 9%

Board of Administration, September 15, 1972 . . . (PROPERTY MATTERS - 7)

INFORMATION

11. Professional Malpractice Insurance

Your Board has received the following report from the Deputy Director of Finance:

"In accordance with Council action of May 9, 1972, at which time Council approved obtaining malpractice insurance to cover generally the professional staff in the Health Department, both Macaulay, Nicolls, Maitland & Co. Ltd. and Leslie Wright & Rolfe Limited prepared policy proposals for consideration by the City. Both policy proposals produced essentially the same coverage but with a significant price difference, i.e. \$890 per year versus \$3525 per year. As the proposed policies were essentially identical the award went to Macaulay, Nicolls, Maitland & Co. Ltd. on the basis of price."

Your Board submits the above report for Council INFORMATION.

RECOMMENDATION

12. New Lease for Parking Purposes Situated N.W. Corner Beach Avenue & Burrard Street, Beneath Burrard Street Bridge

The Supervisor of Property & Insurance reports as follows:

"Lot C, Block 14, D.L. 185 was purchased in 1931 to form part of the Burrard Bridge right of way and is situated under the north end of the Bridge.

An application has been received from Mr. Gordon Lee Horie to lease and to develop the subject area as a parking site for his tenants on privately-owned property to the south. The estimated cost of development is approximately \$8,000.00.

The Supervisor of Property & Insurance, having discussed this proposal with the City Engineer, is prepared to recommend a lease of the property on the following basis:-

- | | |
|---------------------------------|--|
| <u>Term:</u> | - 15 years subject to the City having the right to give one year's notice of cancellation after the first five years. |
| <u>Use:</u> | - Parking purposes only. |
| <u>Gross Rental</u> | - \$350.00 per month. |
| <u>Development Amortization</u> | - Lessee to pay cost of development and to obtain the necessary permits. The development costs of \$8,000.00 are to be amortized in an amount of \$158.00 per month. This amount is to be deducted from the gross monthly rental of \$350.00 for the first 5 year period only. |
| <u>Net Rental:</u> | - \$192.00 per month after amortization of tenant site improvements or 70% of the gross per month, less the foregoing amortization amount, whichever is the greater per month. In this connection, a statement of gross revenue each month for the year ending December 31st, is to be submitted to the City by March 31st, each year. |

Clause No. 12 Continued

- Review: - Subject to review every 5 years.
- Improvements: - All improvements constructed on the site are the property of the City.
- Outgoings: - All outgoings except property taxes are to be paid by the lessee.
- Insurance: - Lessee to carry public liability insurance in the sum of \$250,000.00.
- Liability: - Lessee to assume liability in respect to the use and occupancy of the area, including objects falling from the bridge.
- Grade: - Any change in grade to be approved by the City Engineer and to be completed to his satisfaction.
- Damage to Bridge: - Lessee to indemnify and save harmless the City from all loss and damage to the bridge and structures resulting from lessee's occupancy of the premises.
- Access by City: - The leased area to be temporarily vacated when required by the City Engineer for bridge maintenance purposes and the painting of steel structural members.
- Commencement Date of Lease: - Approximately 6 weeks from the date that Council approves the lease or date of occupancy, whichever is the sooner.

Mr. Gordon Lee Horie has agreed to the above conditions.

RECOMMENDED that the property, Lot C, Block 14, D.L. 185 be leased to Gordon Lee Horie subject to the foregoing conditions and an agreement satisfactory to the City Engineer, Corporation Counsel and the Supervisor of Property & Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 586.....

REPORT TO COUNCILSTANDING COMMITTEE ON TRANSPORTATIONAUGUST 31, 1972

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 31, 1972, at 9:30 a.m. in #1 Committee Room.

PRESENT: Alderman Wilson, Chairman
Aldermen Bird, Linnell, Rankin,
Phillips and Sweeney, and Adams

ABSENT: His Worship the Mayor (On Civic Business)
Aldermen Broome, Calder and Hardwick

CLERK: M. James

The Minutes of the meeting of July 20, 1972, were adopted.

PART 1

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS1. Transit: - Downtown - Concepts

The Chairman of the Committee under date of August 17, 1972 submitted to this meeting a report entitled "Rapid Transit Study - Wilbur Smith". In that report the Chairman recommended:-

"(1) That pending resumption by the Regional District of considering Transportation as a function.

The City of Vancouver through the Transportation Committee establish a small sub-Committee to serve on a Joint Committee with B.C. Hydro representatives, to continue the work of establishing and designating rapid transit routes, station locations, and rapid transit corridors within the core area."

The Committee in considering the suggestion, took into account the recent change in the Government as a result of the Provincial General Election held August 30, and after discussion,

RECOMMENDS that the Greater Vancouver Regional District, in view of the change in the Government of the Province of British Columbia, be urged to resume negotiations with the Provincial Government on matters respecting the Transit System.

The Committee noted that representatives of Wilbur Smith and Associates, the Consultants re the Report on downtown transit concepts commissioned by the Greater Vancouver Regional District, would be presenting to the members of the Regional District Board a report reference in the morning of Thursday, September 21st.

The previous suggestion that the Vancouver City Council meet with the consultants separately to review in detail items of concern to this council was mentioned and your Committee

RECOMMENDS that a luncheon with Wilbur Smith and Associates be authorized.

2. Vancouver City Transportation Committee

In the report of the Chairman dated August 17, referred to above, a second recommendation was placed before the Committee as follows:-

Cont.....

STANDING COMMITTEE ON TRANSPORTATION

August 31, 1972 2

"The time has arrived when we need a Citizens' Committee to function as a channel of communication between the citizens and City Council, keeping citizens informed through the major organizations of the city, likewise providing for input of ideas from citizens. I propose that such a committee would consist of a representative appointed by the following organizations:

- Vancouver Board of Trade
- Amalgamated Transit Union
- Downtown Business Association
- Teamsters' Joint Council
- Junior Chamber of Commerce
- Automotive Transportation Association
- Vancouver Planning Commission
- Local Council of Women
- Vancouver Real Estate Board
- B.C. Automobile Association
- Building Owners' & Managers' Association

The objects of the Citizens' Transportation Committee are recommended as follows:

- A. To achieve a balanced transportation program based upon the broadest possible citizens participation
- B. To meet with the Standing Committee of City Council on Transportation from time to time, in order to consult and make recommendations.
- C. The Commission membership should be representative of a broad cross section of the community and capable of wide consultation with the public.
- D. To keep the public informed upon transportation needs by reports from Commission members to their associations, and other channels of communication."

The Committee also had before it the letter of the Chairman of the Vancouver City Planning Commission of December 10, 1970 and the Chairman of the Planning Commission was also present at the meeting and spoke to the Committee.

The Chairman of the Planning Commission referred to the concern of that Commission and the Director of Planning re developments in the downtown area. The Chairman of the Planning Commission noted that there would inevitably be a needed Rights-of way for some mode of transit and that the ever present dangers of inflation and speculation might make the establishing of these Rights-of-way difficult. The Chairman of the Planning Commission suggested that a "time gauge" be put on the matter.

The meeting adjourned at approximately 9:55 a.m.

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